

**Minutes of the Chestfield Annual Parish Meeting held on Monday 23 March 2026 at 7pm
at the Women's Institute Hall, Chestfield Road, Chestfield**

1. Present

Parish Cllr Chris Brealy (Vice Chairman and acting Chairman for the meeting)
Parish Cllr Tricia Chapman
Parish Cllr Bob Todd
Parish Cllr Lorraine East
Parish Cllr Mike Poole
Parish Cllr Marissa Clark
Parish Cllr Caroline Mumford

Parish Cllr Mal Reedman

Parish Clerk, Amanda Sparkes
Deputy Clerk, Chenice Howard-Sparkes
KCC Cllr Alex Ricketts
Cllr James Flanagan – Canterbury City Council
Cllr Peter Old – Canterbury City Council
Plus 6 residents/organisations' representatives.

2. Apologies for absence

Parish Council Chairman, Cllr Steve Bailey
Chestfield Rotary Club President, Kathryn Fielding
Resident David Mann, Chestfield Rotary Club
Rev Simon Tillotson, Team Vicar, All Saints Whitstable and St John's Swalecliffe in the Whitstable Team Ministry (but represented at the meeting by Jane Myhill, Children and Families Minister, St John's Swalecliffe and Chestfield.)
Paul Gibson, Chairman Chestfield Cricket club (but report provided and read to the meeting)
Mrs Sharon Goff, President, Chestfield Women's Institute (but report provided and read to the meeting)

3. Welcome from the Parish Council, Councillor Chris Brealy

As the parish council Chairman Cllr Bailey had given apologies Cllr Brealy welcomed everyone to the meeting and thanked them for coming.

4. Minutes of the last Annual Parish Meeting held on 24 March 2025

Last year's meeting Minutes may be read on the parish council's website at
<https://chestfieldparishcouncil.gov.uk/wp-content/uploads/2025/03/ANNUAL-PARISH-MEETING-Minutes-2025.pdf>

There were some paper copies available at the meeting. Resident Peter Chapman Proposed, and Cllr Bob Todd seconded that the Minutes were a true record of the meeting.

5. Chairman's report of 2025-2026 (Chairman, Councillor Steve Bailey)

Cllr Chris Brealy read Cllr Steve Bailey, Chairman of Chestfield Parish Council report to the meeting, as follows:

"May I first send my apologies for my absence this evening, but as you will glean later in this report, it is time for change – be that enforced or otherwise, but we need to ensure continuity as that has been our secret in becoming such a well-respected and successful Parish Council. In May of last year, I was again honoured to be voted in as Chairman by my peers, and as I have said on many occasions, it is indeed an honour to represent you all in this capacity. I also remain the elected Chairman of the Canterbury Area of the Kent Association of Local Councils (KALC), which as a member of the executive committee affords every parish council throughout Kent to be represented by their respective area committee chairman – this also gives us the opportunity to work in closer working harmony with the City and County Councils alike – although this appointment in no way detracts from my Parish Council responsibilities. In May of 2025 our contractor completed the replacement of the tired and tatty slabbed path at the Maydowns Road flower bed area – and I am sure you will agree that this looks very much better. We also of course periodically tidy and replant and re-bark the flower bed itself, and I thank councillors Bob Todd, Mike Poole, Lorraine East and the Clerk for doing this. They and Cllr

Tricia Chapman also undertook a couple of weed clearances at the Chestfield Road play park too.

Also from May last year, further to incidents of indecent exposure on the footpath to Sainsburys, personal alarms were offered free of charge to residents living in Chestfield - promoted through notices on noticeboards and targeted door-knocking by me and my wife. This initiative was picked up by the local press and also by two national press agencies and an article ran in the Daily Mirror. The project was very well received by residents. The Clerk received one phone call from a resident unhappy about the use of taxpayers' money on this initiative, however the cost worked out as just £2.83 per alarm.

In July 2025 we were pleased to give a grant of £10,000 from Community Infrastructure Levy (CIL) money we were holding – this originates from developers' contributions for relevant planning applications in Chestfield. This was given to the Churchwood Park Management Ltd towards a replacement of the Kendal Meadow play area that had been condemned by ROSPA and closed since July 2022.

On the subject of grants, we also gave Chestfield Cricket Club a grant of £5,000 towards a replacement outfield ride-on mower (where the Club's own contribution was £10,500.) The Cricket Club is so supportive of the parish council allowing us to hold meetings, events, quizzes and our Fun Day event free of charge at its venue.

Talking of Fun Days, on August Bank Holiday last year, we again held another Community Fun Day which was free for all to attend – we estimate that we had over 500 people attend. We are preparing to hold another one on Bank Holiday Monday 31 August 2026 and hope to see many of you there – although we are also praying our luck with dry weather over the last few years' events also holds up.

In September and again only yesterday, we organised a village litter pick which produced the usual amount of strewn and discarded rubbish. It is always fascinating to learn what the strangest piece of rubbish will be collected! We've had a car dashboard, a tent, a toilet seat, and fire extinguisher to name just a few.

Also, in January we held our now traditional two volunteer buffets as our way of thanking those unsung heroes that give up their time in various ways, and who help to make us such a successful Parish Council.

Canterbury District Local Plan (the blue print for development of the district to 2042-2043) was considered at Overview committee and a special meeting of the Cabinet on 18 March 2026 with a vote by city councillors of 23 votes for and 12 votes against. This means it moves to the next stage, known as 'Regulation 19', and an eight week consultation that considers the 'soundness' of the plan and whether all the appropriate evidence has been considered.

Key points for Chestfield:

- Brooklands Farm and Bodkin Farm strategic sites remain in the plan.
- Land to the East of Chestfield Road (Policy N20) for 150 homes has been removed.
- Land at Golden Hill remains in the plan.
- Two new six-form-entry secondary schools with sixth forms are both still being identified at the Bodkin Farm, and Thornden Wood Close, Herne Bay developments.

It is expected that the Examination will begin in late 2026, concluding with a report from the Inspector in November 2027, and adoption of the new Local Plan in December 2027.

For our very own Neighbourhood Plan, the Steering Group has worked very hard over the last 15 months, and I record my thanks to them. Chestfield Parish Council endorsed the Neighbourhood Plan Regulation 15 submission version, Consultation Statement and Basic Conditions Statement at its meeting on 09 March 2026. These documents were submitted to Canterbury City Council on 10 March 2025. Read all three documents along with the CCC Scoping Opinion that determined that an Environmental Strategic Assessment nor a Habitat Regulations Assessment was not required at our dedicated webpage. (<https://chestfieldparishcouncil.gov.uk/neighbourhood-plan/>)

CCC will now undertake another round of formal public consultation (Regulation 16). Then everything received from that is passed to a government inspector for scrutiny.

Ultimately if approved by a majority of residents at a referendum and then 'made' by CCC our Neighbourhood Plan policies will carry equal weight to the Canterbury District Local Plan policies in decision making.

Anyone registered to vote in The Plan area can take part in the referendum – The Plan needs 50% plus 1 vote of those who vote to pass Referendum. We will keep you updated.

A key residents' priority was allocating and protecting green spaces. The Local Green Space designation was introduced into national planning policy, as part of the Government's commitment to promoting healthy communities. Communities can identify green areas of particular importance to them, designate them, and protect them with appropriate policies in a Neighbourhood Plan.

So, what does Local Green Space Nomination mean?

Successful designation of the site as a Local Green Space carries equal status in law as Green Belt, but with the added benefit of "having to endure beyond the plan period" and can also articulate the value placed on the space by the community.

Our Neighbourhood Plan recommends that Radfall Recreation Ground; the Chestfield Road Play Area and Park; the Whitstable Rugby Football Club; $\frac{3}{4}$ of the front lawn of St Joseph's Church; Fairlawn Green; Birkdale Close and Carnoustie Close community Orchard area; and the Kendal Meadow Toddler Play area and the Kendal Meadow Junior Play Area are all designated as Local Green Spaces.

Moving on to an update about the parish councillors, with Cllr Marissa Clark being co-opted at the July 2025 meeting, Cllr Caroline Mumford being co-opted at the November 2025 meeting, and Cllr Mal Reedman being co-opted at the January 2026 meeting, we now have a full complement of councillors. I am very pleased to say that they are already settling into their roles and make a valuable contribution to the team.

I look forward to another interesting and full year ahead. Not least learning the government and ministers' chosen option for Local Government Reorganisation and what the implications for Kent that will hold. I would take this opportunity to thank our city councillors, James Flanagan and Peter Old, for everything they do for us and the residents of Chestfield – they will be very sorely missed when Canterbury City Council ceases to exist.

I would also like to record thanks to the members of the Parish Council – and of course our very knowledgeable and hardworking clerk Amanda and deputy clerk Chenice.

I would also record our thanks to our army of volunteers in various spheres for their efforts on behalf of the village this year, and for making this the special village that is Chestfield!

Many of you here this evening will be aware of my recent health battles. After careful consideration, I have taken the decision to stand down at the May 2026 meeting from my current position of Chairman of Chestfield Parish Council, a position that I have been honoured to hold for the past 15 years. I trust that you will understand my reasoning for my decision which, believe me, was taken with a very heavy heart.

I wish my successor, whoever that will be, every success in the role and will be happy to support them.

I will still be a parish councillor for the foreseeable future, but I just cannot be as active as I have been over the years – trust me when I say that things can get quite involved and somewhat contentious at times where immediate comment or views are required – yet a further factor in making my decision. I will remain to be available for any help and advice if required.

I thank you all for your support over the years – and long may it continue ... we are so lucky to have such a wonderful place to live in. My special thanks to Amanda for her help and guidance during my Chairmanship.

With My Best Regards to You All,

Steve

Steve Bailey, Chairman, Chestfield Parish Council

6. **Parish Councillors' Yearly Paragraphs**

The parish councillors' 'paragraphs' had been printed as a handout for everyone at the meeting.

Chestfield Parish Council – 2026 Yearly Updates from Your Councillors:

This year, once again, each Councillor has written a small description of their duties and responsibilities, as follows:

Cllr Chris Brealy – Vice Chairman

It has been another busy year trying to protect our local environment. The sapling trees which had failed at the Radfall Recreation Ground have been replaced by KCC. Footpaths have been maintained and many potholes reported and repaired by KCC after the recent persistent rainfall.

There have been some challenges with antisocial behaviour: motorbikes wrecked the 2nd green at the golf club and youths with catapults were seen shooting birds. There is a petition which you can sign about this latter issue which ends on April 26th.

There has also been great community spirit as shown by the volunteers who continue to pick up litter throughout the year, and the dedication shown by our clerk and particularly our chairman. Many residents attend the litter picks which are organised and which we will continue to arrange twice-yearly.

Cllr Tricia Chapman

As I enter my 16th year of being a parish councillor I reflect on the many changes that have taken place in the village over those years. Many of the issues which have arisen have been acted upon by the Parish Council which welcomes any concerns or questions residents may have in order to continue to promote the well-being of the village. Social events are very popular, and I am pleased to be a part of the catering team at Quiz nights and the Christmas Carol Service and to help out at the Annual Fun Day in the summer. It is so nice to see everyone having a good time.

In my role as Tree Warden, I have been pleased to see many new trees planted as part of landscaping schemes especially, on the Grasmere Gardens Estate. Although we have lost the song of the nightingales at night in that area the introduction of new trees and shrubs will, undoubtedly, improve habitats.

It is recommended that trees, hedgerow and shrubbery cutting or removal should be avoided during the bird nesting season which is between March and August and a special mention for hedgehogs which are on the decline but would benefit from garden highways to promote their survival.

Cllr Lorraine East

The community Herb Garden outside the WI Hall continues to be used and has been restocked. I undertook the watering system between colleagues for these.

Flood warden virtual training sessions still go ahead by the Met Office and Kent Community Resilience Team. Don't forget you can report any flood issues to either me or Bob Todd as your Flood Wardens and we will pass these along to the Flood Resilience Team. Bob and I delivered some 40 flood leaflets to 'at risk' properties in Chestfield to help them prepare for floods. Our ever-popular litter picks still continue to be a success in the village, and we saw another very well attended Christmas Carol service at St Joseph's church and back at the WI hall for mulled wine and mince pies which I assisted with.

Cllr Robert (Bob) Todd

Most of my Parish time this year has been focusing on our Neighbourhood Plan. With the support of the Parish Clerk, the working group has made good progress in not only producing the document but moving it through the many hoops required for it to be formally ratified.

As Flood Wardens myself and Cllr Lorraine East delivered flood planning leaflets to houses recognised as most at risk from flooding as well as keeping an eye on Swalecliffe Brook.

Reviewing and commenting on planning applications in the Parish, both large and small, remains a staple of my work on the Council.

With the other councillors, I look to support the Parish be it assisting on the Fun Day, litter pick, clearing overgrown areas and replanting borders.

Cllr Mike Poole

During the year I have been involved in the planning discussions with the potential developers of the two new housing developments within the Parish.

I have also been scrutinising with other Councillors, planning applications submitted to Canterbury City Council. There have been 65 applications validated between April 2025 and March 2026.

More practically I have been involved with the litter pickups and clearing vegetation along footpaths.

With some other Councillors and other local people, I am also involved in the preparation of the new Neighbourhood Plan

Going forward I am looking forward to serving the local community within the Parish Council in as many ways as possible.

Cllr Marissa Clark

I have been a member of the Chestfield Parish Council since July 2025 and have been delighted to work with such a dedicated group of councillors and our fantastic clerks over the last months. I've attended sessions with developers and joined the March community litter pick. Going forward I am looking forward to serving the local community within the Parish Council in as many ways as possible.

Cllr Caroline Mumford

I am new to my new role as Councillor; I first worked as a resident on the steering group for the Chestfield Neighbourhood Plan from January 2025 until I put myself forward for co-option to a vacancy on the parish council in November 2025. My contribution has focused on promoting inclusive and accessible built environments to ensure public spaces can be enjoyed by everyone.

Drawing on my lived experience, I have provided valuable feedback on pending bus stop improvements.

I am passionate about the health and well-being of carers and their loved ones, and I will continue to represent their interests in all Parish Council business. I have also enjoyed attending and supporting community events over the past year — seeing the community spirit of Chestfield firsthand is a joy.

If you are new to the village, live alone, or find it difficult to meet people, please do get in touch. I will always try to help and make introductions to ease any anxiety. I look forward to another year serving the community as a Parish Councillor.

Cllr Mal Reedman

I was co-opted onto the Parish Council at the meeting held on 12 January 2026. Although formal responsibilities are yet to be assigned, I have already liaised with the site manager of the Grasmere Gardens development to obtain an update on the installation of the Parish Council noticeboard.

I look forward to serving the local community and contributing to the continued development of our shared community spirit and cohesion.

7. Report from Kent County Cllr, Cllr Alex Ricketts

KCC Cllr Ricketts advised that the consultation is still open for Local Government Reorganisation. He heard today that the government has been surprised by the number of responses. He commented that the Chestfield Neighbourhood Plan will be important under the new Unitary.

He advised he'd held a good meeting with the Highways team about Highways Improvement Plans. He said he'd taken a look at the Chestfield Parish Council's latest version, and most items are still relevant. He suggested that now would be a good time for the parish council to revisit it.

KCC are looking at replacing and moving the traffic lights at Ham Shades Lane and widening the pavements here to improve the junction.

There is no update yet on the village green application for Church Street Playing Fields.

Regarding the Local Bus Partnership latest meeting he learnt that funding from the government is higher than anticipated and guaranteed for 3 years.

8. Report from Canterbury City Councillor, Peter Old

CCC Cllr Peter Old advised that a community governance review triggered by a petition for a Town Council for Whitstable was rejected, however Local Government Reorganisation has reignited the debate for town or parish councils for the unparished parts of the district.

9. Report from Canterbury City Councillor, Cllr James Flanagan

CCC Cllr James Flanagan advised that the Canterbury District Local Plan Regulation 19 consultation was formally announced today – this will run until 5pm on Monday 18 May 2026. Guidance on how to respond is on the city council's website. The vote on the Canterbury District Local Plan to 2042-2043 was taken by council last week. Cllr Flanagan explained both he and Cllr Old had spoken and voted against it. The waiting list for housing is at 3000 people, and the government's housing target formula of 20,000 doesn't consider roads, infrastructure, and water

supply. Cllr Flanagan advised that he and Cllr Old will make a representation under Regulation 19 about the sites allocated in Chestfield. Both the Bodkin Farm and Brooklands Farm sites have outline applications pending. The Bodkin Farm one is nearly two years ago and is due to go to planning committee soon. The Brooklands application received a traffic highway objection from KCC.

Cllr Flanagan advised that he and Cllr Old had received a lot of enquiries this year about:

- Clearance of weeds on pavements;
- Abandoned vehicles;
- The closure of Clowes Wood for horseboxes;
- Flytipping;
- Potholes;
- Bin collections.

Cllr Flanagan explained that the Chestfield ward has around 3,200 houses, with Chestfield roughly half of the ward. The ward covers from Castle Road to Thornden Wood Road. He concluded by reminding residents that there a couple of years left at the city council.

10. **Speedwatch statistics:**

For Chestfield: During the last month 22 vehicles were input for speeding, and during the last year 391 vehicles were input.

Results from Kent: During the last month 1149 vehicles were input for speeding, and during the last year 27321 vehicles were input.

11. **Reports from local organisations:**

The Rotary Club of Chestfield

The Rotary President for Chestfield 2025/26, Kathy Fielding, had sent her report to the meeting, which Cllr Tricia Chapman read to the meeting, as follows:

Chestfield Rotary would like to thank all residents of Chestfield for their support over the past few years, especially with the Christmas collection in December.

I would like to thank Chestfield Parish Council for letting us use their advertising facilities to promote our many activities over the year.

I cannot believe that my year is nearly over. Thanks to our hard working members once again we have raised funds with our regular:

- September Charity Golf Competition
- Autumn and Spring Charity Quiz Nights
- WJS Charity Car Parking
- Chestfield Christmas Collection of Food, Clothing & Bedding

Thanks also to last year's President, Sue Vargyas.

My main Charities this year are Young Lives v. Cancer, Revivals in Whitstable and Link to Hope. We also support The Canterbury Food Bank and Catching Lives through the Christmas Collection and any other local Charities that may ask for our help during the Year if we are able.

We took part in Whitstable Harbour Day providing fun for the children and adults who attended. We supported the Memory Tag sponsorship event at All Saints Church decorating a Xmas Tree and Rotarians made the crocheted decorations in the Rotary colours of blue and yellow. It was a very festive occasion and raised funds for the Pilgrims Hospices.

We continue to keep the Gardens of Whitstable and Tankerton Hospital tidy and colourful for patients and staff.

Our International support includes Walk for Water at UKC with Primary Schools, TWAM (tools with a mission) Open your Hearts to Bhutan supporting Pem Deki our own Whitstable Buddhist Monk, Shelterbox and Mercy Ships.

Finally, we enjoy ourselves socially with our Annual Bowling Competition at the Local Bowling Alley, Wine Tasting and other social activities.

We would love to welcome anyone interested in joining us as new members, we meet at The Monument, Whitstable for breakfast every Thursday. Four times a year we have an evening meeting to welcome special speakers. No commitment, come along and see if you enjoy meeting us one morning.

www.chestfieldrotaryclub.org.uk www.facebook.com/ChestfieldRotaryClub

We meet every Thursday at 7.45am for 8.00am and conclude around 8.45am at The Monument, 32 Church Street, Whitstable, Kent. CT5 1PH.

Kind regards

Kathy Kathryn Fielding, President Chestfield Rotary Club

St John's Church, Swalecliffe and Chestfield

Jane Myhill, Children and Families Minister of St John's Church read her report to the meeting as follows:

2025 has been a remarkable year for us all at St John's Church. In all we do, we continue to be guided by our core mission statement to grow closer to God, to serve our community, and to share the Gospel of Christ. Our regular weekly worship at 9.30am in our beautiful old church in Swalecliffe has seen some steady growth over the past year with our average weekly count now around 40. We also successfully launched our fifth Sunday worship in Chestfield, which is going really well and our mid week Wednesday communion service also continues. We also have a thriving monthly Messy Church aimed at families with children although anyone of any age is welcome – messy church is what it suggests, messy and noisy but lots of fun and just like a traditional church service there is a bible reading, some songs, prayers and we all finish with a meal together.

But our church worship is only a part of what we do.

Every Tuesday we have a coffee morning 'Coffee Break' which meets in St John's centre, which is primarily attended by retired people. There is lots of chatting and the world is definitely put to rights all accompanied by plenty of tea, coffee and home made cakes. It's always good to welcome new people along if you are ever passing!

Wednesday afternoons it's the turn of primary school aged children to come along to the centre for an afterschool club called Blast, toast is available to quell the after school hunger pangs and there is a variety of activities available from table tennis and pool to craft activities and board games (Uno being the current favourite!) Through the colder, wetter months we have been meeting in the centre but after Easter we hope to start meeting in St John's Garden which is just along Swalecliffe Court Drive. This is a fantastic space for all ages, plenty of play equipment for children including sandpit, digger pit, trampoline, football goal, pirate ship and fire pit. We would love to develop this area more especially to develop a more 'community garden' feel and a community allotment area but this is difficult as we have no water source there. We continue to explore options.

Fridays we have our baby and toddler group 'Chatterbox' which has just celebrated its 30th birthday – one of the highlights of my week, always well attended and a really friendly group – we'll also be using the garden for Chatterbox as we support the NSPCC Big Toddle event in June.

Following the appointment of a part time youth minister early last year we have also started a new monthly group on Fridays for young people aged 11 and over, it's early days for this group but those attending appear to like the mix of social time, some games and challenges and food!

Our monthly Saturday markets continue to be very popular, selling a range of clothes, books, bric a brac, cakes and toys, as well as plenty of refreshments and a raffle. These markets are not only an essential source of income for us as a church but also a vital part of community life with many regulars coming faithfully every month.

We continue to run Whitstable Toys, a swap shop for children's books, toys and games, all free of charge. Last year (2025) we enabled 8294 toys, games and puzzles to be rehomed and a further 3450 children's books.

Whitstable Community Wardrobe also had another busy year with recycling school uniform, during 2025 we helped 370 families (641 children) with an amazing 3267 items of uniform ~ more than we have ever redistributed before in a single year.

And finally, we continue to work with the charity Fareshare by collecting and redistributing food which is at the end of its shelf life from local supermarkets and redistributing it from St John's Centre on Tuesday and Friday mornings and on Wednesday afternoons. It is,

normally a mix of bread and bread products, fruit and vegetables and a small assortment of chilled ready meals and while individuals and families can financially benefit from this, it is also good for our planet as we reduce waste even further.

Jane Myhill, Children and Families Minister, St John's Church, Swalecliffe and Chestfield

A round of applause was given.

The Clerk had been asked to record the following from Reverend Simon Tillotson:

Rev Simon Tillotson would like to record our great thanks on behalf of St John's Church Council to Chestfield Parish Council for the payment of rent for the WI hall for our acts of worship at the WI hall in 2025. It was incredibly generous of the Chairman of the Council to have made this offer. At the moment we are worshipping at the WI hall every time there is a 5th Sunday in the month which is currently four times a year. On those Sundays we do not worship at St John's Swalecliffe at all but move entirely over to Chestfield for our worship. This has proven a really valuable way of linking our church to the community of Chestfield, leading to a full WI hall each time.

Reverend Simon Tillotson, Team Vicar of All Saints Whitstable and St John's Swalecliffe

Report from Radfall Ride Road Association

The Chairman of Radfall Ride Road Association, Mike Brockington, explained he has lived on the Ride for 40 years, and he read his report to the meeting:

Radfall Ride Road Association was created in April 2021 as an unincorporated association with the initial intention of maintaining the surface of the privately owned Bridleway and has 3 Directors who are all residents. This activity had been previously carried out on a voluntary basis by a number of the residents but was considered to be best formalised. The Road Association has a bank account for the purposes of collecting funds from the residents, typically £100-200 every year but these donations are voluntary and there are no obligations for the residents to pay towards the Ride maintenance.

Until now the Ride surface has been maintained using a combination of surface scraping and rolling using materials such as type 1 aggregate, Postcrete or Coldlay Tarmac, etc but the current surface is in such a poor condition it needs to be removed and replaced, and we are looking into options for a longer-term solution.

In the 1980's the surface was in very good condition with drainage on either side of the Ride but over time the drainage lines have been blocked, the hedgerow base has been blocked by debris and earth creating a barrier and as a result there is little or no drainage remaining.

The hedgerow hasn't been maintained for over 40 years and much of it is dead trees, brambles and ivy, the base is such that it blocks any water draining into the adjacent ditches along the boundary between the Ride and Brooklands Farm.

There are 29 properties that are serviced by the Ride, including a Stables, most of these are modern buildings with only 5 older buildings remaining, these are gradually being redeveloped.

Unfortunately this has increased the amount of vehicle traffic from both the new building developments as well as from resident access and the condition of the surface is probably the worst it's ever been, the hedgerow is also in a very poor condition so the Road Association is attempting to raise the necessary funds and planning consents to improve the situation.

Applications are currently with the local authority for a TRO (Traffic Regulation Order) as well as Planning approval to remove a large part of the hedgerow to provide improved drainage for the Road surface. We have been working with the Parish and Local Authority Councillor (Amanda and James) who have helped in providing advice and escalation, and we have just received planning permission for this.

The Ride, being a privately owned Bridleway was never originally designed to be used to support the level of traffic that it is now expected to handle and the local regulations and obligations associated with it no longer meet its current needs as a regularly used highway; this includes the services that are associated with its housing needs, i.e. Water, Electricity, Gas, Sewerage, etc which were originally established for very different needs. In 2023 we successfully managed a government funded Openreach Community Project that raised over £35,000 and upgraded our Internet Infrastructure to provide FTTP access

to 60 properties in Radfall Ride, Radfall Hill and Dukeswood providing High Speed Internet services to every resident.

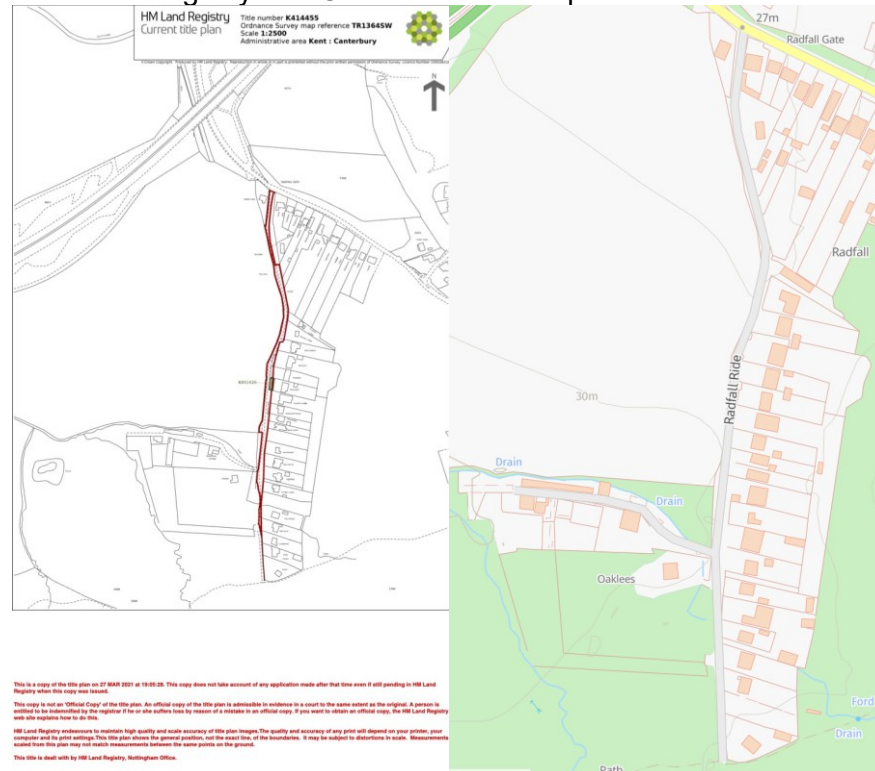
We have also been working with a number of other agencies, Natural England, KCC Footpaths, KCC Surface Water Drainage, UK Power Networks, etc as the environment associated with this area is quite complex, incorporating both SSSI, Natural Conservation Areas as well as suffering from a considerable drainage problem sourced from Lypeatt Woods that are adjacent to it.

Some recent good news is that we have a number of residents that have indicated that they may be willing to fund a longer-term solution for the Ride, so we are currently investigating the options available to us along with the associated costs and impacts; this is likely to cost in the region of £30-40,000 but is still subject to drainage and access constraints.

The Radfall Gate Stables by the entrance to Radfall Ride which were approved by the local authority in 2021 continue to be a complete eyesore on the overall environment, aesthetics and image of the Radfall area; planning permission was given for the development of a Stables after a rejected application to build 9 houses in 2019 but the whole area has deteriorated further despite numerous complaints and with no sign of any satisfactory resolution in sight.

Lastly, the 30 MPH speed limit at the entrance/exit of Radfall Ride to Radfall Hill is being seriously abused, the reduction in the traffic speed limit from 40 MPH along this area is not being observed and sooner rather than later there will be another death at these blind junctions or at the bottom of Radfall Hill if no action is taken.

The Land Registry and Government Defra plans of Radfall Ride are below:



Mike Brockington, Chairman, Radfall Ride Road Association

Report from Chestfield (Whitstable) Golf Club – March 2026

Resident Mike Brockington explained that he is also the Golf Club course and development director for the last seven years , and he read his report to the meeting:

Chestfield (Whitstable) Golf Club marked its Centenary Year in 2024, having been established in 1924. The milestone was celebrated through a series of well-attended events involving representatives from the local parish, county council, and the local Member of Parliament.

The Club continues to strengthen its position and is now widely regarded as one of the leading golf courses in the area. Operating within a competitive market of 16 courses located within a 30-minute radius, we remain focused on delivering value through competitive pricing, course quality, and high standards of customer service. Over the past five years, our growing reputation has enabled us to host both national and county championships.

The Club has over 750 members, including approximately 550 full playing members. Additional members include occasional golfers and social members who enjoy access to our historic 15th-century clubhouse, recognised as one of the oldest golf clubhouses in the world.

Our course conditions, particularly the quality of the greens, are increasingly regarded as a benchmark for other clubs. This has contributed to a rise in visitor green fees and society bookings. Our competitions programme is extensive and well supported, while remaining welcoming to casual and recreational golfers.

Alongside golf, the Club's social offering continues to expand. Events such as Burns Night, comedy evenings, quiz nights, and popular Sunday roasts have been well received and continue to attract strong attendance.

Significant modernisation over the past five years has resulted in highly efficient club operations. The Club is financially robust, operates without external subsidy, and has a clearly defined ten-year development plan that is shared with members.

We remain committed to attracting new members, with a particular focus on Ladies and Juniors. Our Golf Academy caters for players of all abilities, from beginners to low-handicap golfers, reinforcing our belief that golf should be accessible to all ages and skill levels.

While the course provides a challenging and scenic experience, including views across the Thames Estuary, our objective is to ensure that facilities and support are in place to meet the needs of all golfers.

We thank the parish council for a grant of £500 this month towards the purchase and installation of a new defibrillator and heated cabinet at the junction of the public footpaths CW29B and CW28 on the fairway, and this will therefore be accessible not just from the Golf Club but also to Broomfield Gate and Dukeswood residents. This will be installed in April 2026.

The Club actively supports England Golf and Kent Golf initiatives, details of which can be found on our website: <https://www.chestfield-golfclub.co.uk>.

For further information on golfing or social events, please contact: golf@chestfield-golfclub.co.uk.

Mike Brockington, Course and Development Director

Chestfield Women's Institute 2025-2026 Annual Report

Cllr Bob Todd read the Chestfield Women's Institute President's report to the meeting:

"It has been 3 years since I became President of the Chestfield WI, and I have just been re-elected for a fourth year.

We have had another busy year and have achieved so much which has been possible due to the increase in membership numbers.

Trips for members

A trip to Eltham Palace and to the Marlowe Theatre were arranged.

Newsletter

I keep members updated by writing a Monthly Newsletter, covering WI news and events for the month plus local news

Evening Socials

We held two Evening Social Events which were open to the Chestfield WI members, local Community, and surrounding areas.

The first in September which was hosted by the Chestfield WI for the local community and was run by a First Responder and he talked and walked us through how to use a De-Fib and how to assist with CPR for a suspected heart attack.

We were joined by 25 members of the Chestfield community. We are looking to hold a refresher this summer.

The second event was in November where a WI member demonstrated how to make a festive candle decoration. This event was a remarkable success. We are running another Christmas themed Social for this November.

Community/Charity Work

Members donated gifts of food and clothes for elderly vulnerable clients of Age UK Herne Bay and Whitstable who serve this area on a number of supportive services like meals at home, dementia support, independent living. The gifts meant that the elderly clients who received a cooked meal on Christmas Day each received a Christmas gift.

Presidents Charity

The Charity for 2025 was Pilgrims Hospice we were joined by the fundraising manager who explained the difficulties they are facing due to the lack of funds. The generosity of our members raised £480.00.

Craft Group

Knitted and donated 70 baby cardigans for premature babies, which were delivered to both the William Harvey and QEQM hospitals.

The group are currently making jumpers for the babies known as Fish & Chip Babies. These are babies born in countries where they do not have the means to clothe their children and as a result they are wrapped in newspaper.

The craft group decorated the Hall in May for VE Day celebrations and in November both the Hall and Lamppost was decorated with poppies to commemorate Remembrance Day. We received tremendous feedback from the Community.

And they decorated the local post box throughout the year with some fantastic 'toppers.'

Social Groups & Fundraising

Funds are raised throughout the year from the Weekly & Monthly WI Groups and Ad Hoc donations which included the 2025 annual fish & chip quiz evening event.

Easter Fayre

The event in April last year was the second for me as President. An easter egg hunt took place in the garden for 22 children and they absolutely loved it. A great success and we raised just short of £830. We are holding another Fayre on Saturday 4th April.

Chestfield Parish Council held a Fun Day - our WI ran a cake stall.

Membership

Our membership has steadily increased throughout the year, we now have 72 members, an increase of 33 members since I first became President in 2023, two members have sadly passed in the past year.

The awareness around the Chestfield WI has increased but it has been hard work, but it has paid off.

The Hall

It takes a considerable amount of fundraising to pay for the upkeep of the Hall – the running cost for 2025 totalled £17,671.90.

The total raised throughout the year (not including Pilgrims Hospice donations) between Social Groups & Fundraising goes towards the upkeep of the Hall.

During 2026 we are looking to undertake refurbishments in the Hall, the first will be the toilets as they are badly in need of a complete re-furb.

The Hall is not just for Our WI, but the wider community and outside independent groups, for example, Chestfield Parish Council, Surgeries for the local Councillors, Polling Day, Police Road Safety, as well as Pilates, Quilt Making, Table Tennis, Wine Group, Spiritualist Church, St John's Church, Meditation groups, Line Dancing, Ballroom Dancing to name a selection.

Hall Lettings

Bookings increased this year due to publishing our competitive hourly hire rates on Facebook.

Whilst the annual amount for Hall lettings was an increase on 2024 figures, we still need to raise funds throughout the year so my promise and aim as President is to continue to promote fundraising and events to help with the running costs.

I want to personally thank Our Chestfield WI Members for all their generosity and to Chestfield Parish Council and the local community for their support.

Thank you

Sharon Goff, President, Chestfield WI

Maydowns Road Residents' Association Annual Report March 2026

Cllr Mike Poole as the Chairman of MRRA read his report to the meeting:

I would like to firstly say a very big thank you to our past Chairman Mick Clarke. He stepped down as Chairman last spring after 15 odd years, and with the agreement of the Committee I have stepped in to his role.

ROAD:

At the start of last year 2025 the Committee decided to act on parts of the road surface that were showing signs of wear. Our contractor was asked to quote in February and eventually work was completed in July. The worn parts were re dressed with tar and granite chippings, these were at the beginning of the road, the bridge area and at the very top of the road.

For 2026 we are fortunate to have the funds available to tar and granite chip the whole road to maintain the surface which is showing signs of cracking which we do not want to get any worse. Since we last surfaced the complete road in 2019, seven years ago, we have not had any potholes to repair, so we wish to maintain that record if we can.

FOOTPATH:

Certain parts of the footpath have been identified as needing attention and we hope to get these attended to shortly.

PAST YEAR:

Our competition for the tallest sunflower, this year was won by Mr & Mrs J Sloman at No 22, only 8 ft 6 inches not over 10 ft as last year. I have presented them with our Cup & rosette. The rosette again was provided by John & Yvonne at No 79. Thanks for Alan Cutting who assisted with the judging in August. We could do with some more entries for 2026. It's only a bit of fun so please have a go !

Keeping in touch with our Residents

What App Group "Maydowns Marvels": -

We have set up a What App Group for the residents "Maydowns Marvels" it is there for residents to help and assist others. Very helpful to many when we had power cuts and sewerage issues.

Residents List

We also have about 60% of the residents signed up so messages can be sent quickly and people updated.

Electric Cables at ESSO:-

We were approached by the Esso Garage as they wish to install new EV charging points on their forecourt. The electric feed comes across the bottom of our road so they needed our agreement. This was granted on condition they totally renewed the boundary fence and also

paid us a fee of £2000. Work on the fence is now complete, and they have now commenced the construction of the electric charging points.

SEWERAGE

You may know that Southern Water decided to connect the sewerage from Oxenden Park at Greenhill into the sewer running through Maydowns Road. There were capacity issues, but the work was completed with electronic monitoring. We have not had any spills yet but have suffered from terrible sewerage smells in many properties along the length of the road. Following representation from Cllrs Peter Old, Steve Bailey and myself I'm pleased to advise a deodorising unit was fitted at the Oxenden Park site and some manholes were sealed in Maydowns Road. We have had some reports of smells but overall I'm pleased to say this seems to have been resolved.

Social Events: -

We suggested celebrations for VE & VJ day - a few braved the weather for VE day and a few more for the VJ Day. The weather was not as good as it had been most of the summer, but at least the bunting and flags flew well.

We are running our Tallest Sunflower Competition again so I hope many residents will be nurturing their seeds ready for judging in August.

Thank you

Mike Poole, Chairman, Maydowns Road Residents' Association.

Chestfield Cricket Club - Chair report 2025-2026

Cllr Bob Todd read Paul Gibson, the Chairman of Chestfield Cricket Club's report to the meeting, as follows:

2025 was another great year for the club.

We had a reasonable financial year, at the same time offering value for money cricket, and providing facilities for 2 x exercise groups, 7 x U3A groups including 3 times a week U3A pétanque groups. Plus 3 East Kent evening league pétanque teams.

The club was lucky enough to receive a parish council grant towards the cost of a replacement outfield mower that was worn beyond repair. On behalf of the club, we are so grateful for the support of the Parish Council - it makes a huge difference.

The monies raised by hosting the community groups gives us each year a chance to invest in new equipment and infrastructure facility improvements.

Since March last year, installation and purchase of NV play camera stream system, car park repairs, and a good outfield mower has been made, all totalling over £19k.

The 2025 season was overall a successful one on the field.

We are currently fielding 3 senior teams on a Saturday and 2 on a Sunday.

Also, the formation of hard and softball ladies' teams have added to our growing expansion of teams.

8 junior teams also are entered into local leagues producing excellent young cricketers and providing a safe environment for young local people to enjoy sport.

We are proud to assist the Parish Council in providing a venue for the quiz nights, the Village Fun Day, the Volunteers Thank you buffets, and the various development meetings.

The club is also regularly hosting various WI activities albeit neighbouring WI rivals.

Still privately hiring out for Parties, Wakes, and meetings regularly, these help financially with the off season period.

So, to end, thank you for helping with another good year. All aspects of the club are on the up and looking stable and progressive. Thanks again to the parish council for their support and partnership.

Kindest regards

Paul Gibson, Chestfield Cricket Club Chairman

12. Update on the Chestfield Neighbourhood Plan

The Deputy Clerk, Chenice Howard-Sparkes, explained that Chestfield Parish Council endorsed the Neighbourhood Plan Regulation 15 submission version, Consultation Statement and Basic Conditions Statement at its meeting on 09 March 2026.

These documents were submitted to Canterbury City Council on 10 March 2026.

The submission version changed considerably from the initial Regulation 14 version as a result of several comments received during the consultation on it.

We thank everyone who commented.

The Consultation Statement records every single comment received and how the Steering Group responded to these comments.

The Basic Conditions Statement was also needed to be produced. A draft Neighbourhood Plan must meet certain basic conditions if it is to proceed to referendum. Only a draft neighbourhood Plan that meets each of a set of basic conditions can be put to a referendum and be “made”. The basic conditions are set out in [paragraph 8\(2\) of Schedule 4B to the Town and Country Planning Act 1990](#) as applied to neighbourhood plans by section 38A of the Planning and Compulsory Purchase Act 2004.

You can read all three documents along with the CCC Scoping Opinion that determined that an Environmental Strategic Assessment nor a Habitat Regulations Assessment was not required for the submission, at <https://chestfieldparishcouncil.gov.uk/neighbourhood-plan/>

As per the Regulations CCC now needs to review the submission documents to confirm compliance with Regulation 15, before CCC can publish for representations under Regulation 16 consultation.

Officers have confirmed that they would undertake those checks over the next couple of weeks and feedback confirmation on the compliance asap.

All being well CCC officers expect to launch the 8-week (Regulation 16) formal public consultation in April 2026. Then everything received from that is passed to a government inspector for scrutiny.

Ultimately if approved by a majority of residents at a referendum and then ‘made’ by CCC our Neighbourhood Plan policies will carry equal weight to the Canterbury District Local Plan policies in decision making.

Anyone registered to vote in The Plan area can take part in the referendum – The Plan needs 50% plus 1 vote of those who vote to pass Referendum.

13. Residents’ participation – questions from residents at the meeting

There were no questions from residents present.

For anyone unable to attend the meeting, the Chairman’s annual report and Cllrs’ paragraphs will be published in the June edition of the Chestfield magazine and Minutes including all reports will also be uploaded to the parish council’s website shortly after the meeting.

Cllr Brealy thanked everyone for attending.

The meeting closed at 8.05pm and light refreshments were then served.